

006.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

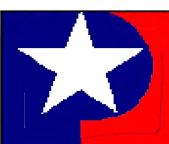
Total Card / Total Parcel

USE VALUE:

1,154,500 / 1,154,500

ASSESSED:

1,154,500 / 1,154,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
22		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SOLOMON JOSHUA LORE	
Owner 2: LAPOLICE EMILY MARIE	
Owner 3:	

Street 1: 22 FREEMAN ST

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SOLOMON JOSHUA LORE ETAL -

Owner 2: SOLOMON JAMES & BARBARA L -

Street 1: 22 FREEMAN ST

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Stucco Exterior and 3256 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	689,300	9,200	456,000	1,154,500		5719
							GIS Ref
							GIS Ref
							Insp Date
							10/21/17

PREVIOUS ASSESSMENT								Parcel ID	006.0-0005-0005.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 5719	
2022	101	FV	689,300	9200	5,000.	456,000	1,154,500		Year end	12/23/2021	Prior Id # 2:	
2021	101	FV	669,000	9200	5,000.	456,000	1,134,200		Year End Roll	12/10/2020	Prior Id # 3:	
2020	101	FV	505,300	9200	5,000.	456,000	970,500	970,500	Year End Roll	12/18/2019	Prior Id # 1:	
2019	101	FV	375,000	9400	5,000.	484,500	868,900	868,900	Year End Roll	1/3/2019	Prior Id # 2:	
2018	101	FV	374,100	8100	5,000.	353,400	735,600	735,600	Year End Roll	12/20/2017	Prior Id # 3:	
2017	101	FV	374,100	8100	5,000.	307,800	690,000	690,000	Year End Roll	1/3/2017	ASR Map:	
2016	101	FV	374,100	8100	5,000.	262,200	644,400	644,400	Year End	1/4/2016	Fact Dist:	
2015	101	FV	347,600	8200	5,000.	256,500	612,300	612,300	Year End Roll	12/11/2014	Reval Dist:	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				602	
SOLOMON JAMES &	74857-356	1	6/10/2020	Convenience		1	No	No							
SHANKAR TARA/ET	73761-534	1	12/4/2019			1,295,000	No	No							
MCTAGUE THERESA	29484-137		12/7/1998			319,900	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
11/10/2009	1135	Addition	200,000			G	GROWTH	2 STORY 19X25 ADDI	7/27/2020	SQ Returned	JO	Jenny O						
5/6/1999	256	Redo Kit	14,000	C				REMODEL KIT/BATHS	1/23/2020	SQ Mailed	MM	Mary M						
8/3/1998	513	Manual	3,000	C				REROOF	10/21/2017	MEAS&NOTICE	HS	Hanne S						
									2/9/2010	Info Fm Prmt	BR	B Rossignol						
									4/4/2009	Meas/Inspect	197	PATRIOT						
									4/18/2001	Inspected	PM	Peter M						
									8/24/1993		MF							

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	SMALL UAT FINISHED.																	
Foundation: 3 - BrickorStone				A Bath: 1	Rating: Good																		
Frame: 1 - Wood				3/4 Bath:	Rating:																		
Prime Wall: 6 - Stucco				A 3QBth:	Rating:																		
Sec Wall: 2 - Clapboard 15 %				A HBth:	Rating:																		
Roof Struct: 2 - Hip				OthrFix:	Rating:																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	RESIDENTIAL GRID																	
Color: GREEN				A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1																	
View / Desir:				Fpl: 1	Rating: Good	Level FY LR DR D K FR RR BR FB HB L O																	
GENERAL INFORMATION				WSFlue:	Rating:	Other																	
Grade: C+ - Average (+)				CONDOS INFORMATION				Upper															
Year Blt: 1890	Eff Yr Blt:	Location:						Lvl 2															
Alt LUC:	Alt %:	Total Units:						Lvl 1															
Jurisdct: G11	Fact: .	Floor:						Lower															
Const Mod:	Name:						Totals RMS: 9 BRs: 3 Baths: 2 HB: 1																
Lump Sum Adj:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD	Phys Cond: VG - Very Good	4.6 %	Functional:				Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal 2 - Plaster				Economic:				Interior:	1	9	3												
Sec Int Wall:				Special:				Additions:															
Partition: E - Typical				Override:				Kitchen: 1999															
Prim Floors: 3 - Hardwood				Total:	4.6 %				Baths:														
Sec Floors:							Plumbing:																
Bsmnt Flr: 12 - Concrete							Electric:																
Subfloor:							Heating:																
Bsmnt Gar:							General:																
Electric: 3 - Typical																							
Insulation: 3 - Typical																							
Int vs Ext: S																							
Heat Fuel: 1 - Oil																							
Heat Type: 1 - Forced H/Air																							
# Heat Sys: 1																							
% Heated: 100																							
Solar HW: NO																							
% Com Wal																							
MOBILE HOME				Make:	Model:		Serial #:	Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 006.0-0005-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
4	Garage W/Lof	D	Y	1	12X20	G	GD	2009	34.95	T	6	101			7,900		7,900						
19	Patio	D	Y	1	20X22	A	AV	2009	3.10	T	8	101			1,300		1,300						
More: N	Total Yard Items:	9,200		Total Special Features:			Total:	9,200															
IMAGE																AssessPro Patriot Properties, Inc							